

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, APRIL 12, 2022, 2022 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 7:00 p.m. by Chairman Koehlinger
2. Pledge of Allegiance to the Flag
3. **Roll Call**

PRESENT: Bain, Sajbel, Broderick, Fields, Koehlinger Pnacek, Mayville, and Deckrow

ABSENT: None

OTHER PRESENT: Grant Murschel, Director of Planning & Community Development; Ryan Smith, Community Development Planner and ten (10) others.

Koehlinger announced that Site Plan No. 407, Hunters Ridge, has been voluntarily withdrawn by the applicant and will therefore not be discussed this evening. The site plan will be rescheduled for public hearing once the information requested to complete the site plan has been submitted to City staff by the applicant.

4. **Approval of Minutes**

Sajbel moved to approve the minutes of March 22, 2022 with change of adjournment time, Fields seconded the motion.

Motion carries 8-0.

5. **Public Hearings –**

- a. **Site Plan No. 417** - initiated by CPM Construction for site plan review and re-approval of an 83 room, 58,635 square foot Home2Suites hotel located at 803 Ted Doan Drive (originally approved March 18, 2019)

Smith gave an overview of Site Plan No. 417 –

Bain asked about the parking lot lighting, Smith commented that the photometric plan that was submitted indicates this problem will be resolved within the building permitting process.

Petitioner:

Anant Patel, 15701 Johnson Creek, Northville MI:

Mr. Patel asked the board if they had any additional questions, there were none.

Comments in support – None

Comments in opposition – None

Koehlinger closed the public hearing.

Murschel indicated that since this site plan has been previously approved and that matters surrounding it have not largely changed the Commission could waive the rules of procedure and vote on it that evening.

Fields made a motion to waive the rules of procedure to deliberate and vote on this petition tonight, Mayville seconded the motion:

Yeas: Bain, Pnacek, Fields, Koehlinger, Broderick Mayville Sajbel, and Deckrow

Nays: None

Absent: None

Motion carries 8-0

Pnacek made a motion to approve Site Plan No. 417 with the five (5) listed contingencies, Fields seconded the motion:

1. Parking lot striping must meet City of Midland standards found in the zoning ordinance for standard spaces, barrier free and van accessible barrier free.
2. The relocation of a single fire hydrant as directed by the Fire Marshal.
3. A final stormwater management plan and permit must be resubmitted and approved by the City Engineering Department.
4. A final soil erosion and sedimentation control permit must be approved by the City Building Department.
5. A photometric plan must be approved by the City Building Department.

Yeas: Bain, Pnacek, Fields, Koehlinger, Broderick Mayville Sajbel, and Deckrow

Nays: None

Absent: None

Motion carries 8-0

6. Old Business -

- a. Site Plan No. 415** - initiated by Fleis & VanderBrink for site plan review and approval of a 5,484 sq. ft. veterinary clinic located at 709 E Wackerly Street

Sajbel made a motion to recommend to approve Site Plan No. 415 with the three (3) listed contingencies, Broderick seconded the motion:

1. A shared vehicle access agreement to the satisfaction of City Planning Department and recorded at the Midland County Register of Deeds.
2. A final stormwater management plan and permit is required to the satisfaction of the City Engineering Department.
3. A soil erosion and sedimentation control permit is required to the satisfaction of the City Building Department.

Yeas: Bain, Pnacek, Fields, Koehlinger, Broderick Mayville Sajbel, and Deckrow

Nays: None

Absent: None

Motion carries 8-0

- b. Site Plan No. 416** - initiated by Cobblestone Commercial Construction, LLC for site plan review and approval of phase 1 of a new dental office located at 6109 and 6115 Merlin Court.

Murschel gave an update of Site Plan No. 416 –

Bain made a motion to recommend to approve Site Plan No. 416, Sajbel seconded the motion:

1. A shared vehicle access agreement to the satisfaction of City Planning Department and recorded at the Midland County Register of Deeds.
2. A final stormwater management plan and permit is required to the satisfaction of the City Engineering Department.
3. A soil erosion and sedimentation control permit is required to the satisfaction of the City Building Department.

Yeas: Bain, Pnacek, Fields, Koehlinger, Broderick Mayville Sajbel, and Deckrow

Nays: None

Absent: None

Motion carries 8-0

7. **Public Comments** (unrelated to items on the agenda) – none
8. **New Business** – none
9. **Communications** – none
10. **Report of the Chairperson** – none
11. **Report of the Planning Director** – Murschel spoke about the City Council action for the CUP for Popeyes Chicken and the PUD for Greater Midland Community Center that was recently before this board. Murschel also gave an update on his departure from the City of Midland for another role in the community.
12. **Items for Next Agenda – April 26, 2022** –
13. **Adjournment:**

It was moved by Deckrow and seconded by Sajbel to adjourn at 7:27 pm.


Yeas: Bain, Sajbel, Mayville, Broderick, Fields, Deckrow, Pnacek, and Koehlinger

Nays: None

Absent: None

Motion carries 8-0.

Respectfully submitted,



Grant Murschel
Director of Planning & Community Development

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